# \$249,900 - 303 9809 110 Street, Edmonton

MLS® #E4440436

### \$249,900

2 Bedroom, 2.00 Bathroom, 1,262 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

AMAZING LOCATION in SOUTH DOWNTOWN! Welcome to this beautiful 2 Bedroom, 2 Bath condo in the desirable Westwind Estates. This 3rd floor unit faces the park with a tranquil feeling in the heart of Downtown. 1 underground heated parking stall, and in-suite laundry included. Spacious entrance opens into a large living room with extra large windows and brick facing fireplace. Dinning area has direct access to the southwest facing large balcony. Gorgeous white kitchen with new appliances, Bathrooms and kitchen flooring are original marble while the rest of the unit boasts gleaming maple hardwood. 2 large bedrooms with 3 pc shared bath and 3 pc ensuite bath. DREAM LOCATION in downtown core located walking distance to the River Valley, Whyte Ave, coffee shops, trails and only steps to LRT w/1 stop to U of A. HEAT, WATER AND ELECTRICITY included with condo fees.

Built in 1977

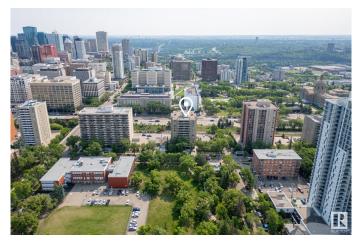
#### **Essential Information**

MLS® # E4440436 Price \$249,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 1,262 Acres 0.00 Year Built 1977

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 303 9809 110 Street

Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2J9

#### **Amenities**

Amenities Secured Parking, Security Door

Parking Heated, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

# of Stories 12 Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Composition

Exterior Features Public Transportation, Schools, Shopping Nearby, View City, View

Downtown

Roof Tar & T

Construction Concrete, Composition

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 12

Zoning Zone 12

Condo Fee \$928

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Listing information last updated on June 17th, 2025 at 4:47pm MDT